

1 The Westfield-Washington Advisory Plan Commission held a meeting on
2 Monday, May 3, 2010 scheduled for 7:00 PM at the Westfield City Hall.

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4 **Opening of Meeting:** 7:00 PM

5
6 **Roll Call:** Note Presence of a Quorum

7
8 **Commission Members Present:** Dan Degnan, Pete Emigh (7:25), Cindy Spoljaric,
9 Robert Smith, Danielle Tolan and Steve Hoover.

10
11 **City Staff Present:** Matthew Skelton, Director; Kevin Todd, Senior Planner; Ryan
12 Schafer, Planner I; and Brian Zaiger, City Attorney

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14 **Approval of the Minutes:**

15
16 Motion: To approve the April 19, 2010 Meeting Minutes as presented.

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18 Motion by: Hoover; Second by Spoljaric; Vote: Passed by Voice Vote

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21 **OLD BUSINESS**

22
23 Case No. 1004-DP-03 & 1004-SIT-03
24 Petitioner Weihe Engineers
25 Description 2001 East 151st Street; Petitioner requests a Development Plan and Site
26 Plan Review for a proposed building expansion of 17,797 square feet to
27 the Wal-Mart building, located in the SB-PD District.
28

29 Todd reviewed the proposed petition, which is a building expansion to the Wal-Mart store
30 in the Village Park Plaza. He stated that this petition received a public hearing at the
31 April 19, 2010 meeting and since then the petitioner has submitted a fully compliant
32 revised landscaping plan. He stated that they have also submitted revised building
33 elevations, which at the request of the Commission, the petitioner has modified the rear
34 elevation of the store, eliminating the exterior down spouts. He addressed the outstanding
35 items remaining, which include number of loading docks required, pedestrian
36 connectivity, and traffic impact study. He continued, stating staff is recommending this
37 case be continued to the next meeting in order to allow time to address these outstanding
38 issues.
39

40 Skelton stated that he has spoken with the petitioner's representative, Mr. Joe Calderon,
41 and is confident that the loading dock issue will be resolved, but he has not had the
42 opportunity to gather and review the appropriate information needed to make a
43 determination.
44

1 Mr. Joe Calderon spoke about the traffic impact study and believes that the City should
2 have commented before this evening, but respects the Commission and will be back for
3 the next meeting. He also stated as far as the loading docks are concerned, he believes
4 they can resolve matter this with the City.

5
6 Spoljaric asked what trespa panels are.

7
8 Mr. Greg Altman responded that trespa panels are a recycled cellulose and resin panel
9 being used in Europe and Wal-Mart has chosen to use them on this store. He further
10 stated that they would be happy to supply staff with specs on this material.

11
12 Todd stated the requirement is 60% brick or EFIS and the plans exceed this standard.

13
14 Spoljaric asked what kind of connectivity is there from the rear to the front.

15
16 Todd responded a five-foot sidewalk has been proposed.

17
18 Spoljaric and Degnan discussed the safety issue at the front of the store at this time due to
19 the fact that the sidewalk is blocked and people have to walk in the street.

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21 Motion: To continue 1004-DP-03 & 1004-SIT-03 to the May 17, 2010 APC meeting.

22
23 Motion by: Spoljaric; Seconded by: Hoover; Vote: 6-0

24
25
26 Case No. 1004-PUD-05
27 Petitioner KRG Bridgewater LLC
28 Description Northwest corner of 146th Street and Gray Road; Petitioner requests an
29 amendment to Section 14 of The Bridgewater PUD; modifying standards
30 regarding signage for the Bridgewater Marketplace.

31
32 Schafer discussed the petition, which is an amendment to the Bridgewater PUD regarding
33 tenant signage in Bridgewater Marketplace. He stated that proposal creates a new sub-
34 section to the sign standards, which would allow for and set development standards
35 regarding tenant sign panels on monument entrance structures and near the clock tower
36 feature at the intersection of 146th Street and Gray Road. He reported that the petitioner
37 modified the proposal, based on their comments at the April 19, 2010 meeting. He stated
38 that they removed two proposed monuments along Gray Road, reduced the tenant sign
39 area on monuments from 60 square feet per side to 30 square feet per side, reduced the
40 tenant sign area near the clock tower feature from a total of 170 square feet to a total to 60
41 square feet, added language to amendment that prohibits any sign panel to be left blank,
42 removed the requirement that tenant panels be pin-mounted, and added the requirements
43 that the lettering and logos will not exceed 16" in height and 14" in height near the clock
44 tower.

1 Hoover asked if the square footage proposed includes or excludes the City of Westfield
2 portion and the Marketplace portion.

3
4 Schafer responded it does not consider either one of the identification signs.

5
6 Spoljaric believes additional signage near the clock tower detracts from the character of
7 the Bridgewater Club.

8
9 Smith asked if there has been any market analysis, advertising analysis, or other evidence
10 that this is the most effective way to generate business was presented to staff.

11
12 Schafer responded that this has been conveyed to the petitioner; however, no research or
13 analysis has been presented to staff.

14
15 Ms. Joy Skidmore, Kite Realty Group, discussed the changes made regarding signage.
16 She clarified that the total tenant signage at the clock tower will not exceed 30 square
17 feet, 15 square feet per side of the clock tower. She discussed a second option regarding
18 the clock tower signage, which located the tenant signs further from the centrally-located
19 clock tower feature. Regarding the marketing analysis, she stated that feedback from the
20 tenants was supportive of the proposal.

21
22 Smith believes that Option Two regarding the clock tower signage is better.

23
24 Hoover also agrees that Option Two regarding the clock tower signage is better. He
25 asked for more time to review the complete and final information.

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27 Motion: To continue 1004-PUD-05 to the May 17, 2010 meeting.

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29 Motion by: Hoover; Seconded by: Emigh; Vote: Passed by voice vote.

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32 **NEW BUSINESS**

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34 Case No. 1005-DP-04 & 1005-SIT-04
35 Petitioner City of Westfield
36 Description 17944 Grassy Branch Road; Petitioner requests Development Plan and
37 Site Plan Review for a proposed 7,500 square foot Fire Station, located in
38 the SF-2 District.

39
40 Todd stated that the public hearing for this petition will be held on May 17, 2010.

41
42 Schafer reviewed the petition, which is for the construction of a fire station. He stated
43 that variances were successfully obtained from the Board of Zoning Appeals. He further
44 stated that this project, as proposed, complies with the applicable development standards.

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1 Smith stated that this petition will have a public hearing on May 17, 2010.
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4 **STAFF COMMENTS**
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6 Skelton stated that the City has been working on an update to the Thoroughfare Plan,
7 specifically related to some of the Grand Junction planning efforts. He further stated that
8 the proposal should soon be introduced at the Council and then to the Commission. He
9 also stated there is a Zoning Text Amendment coming through in about one month.
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11
12 **ADJOURNMENT** (7:55)
13

14
15 Approved (date)
16
17

18 _____
19 President, Robert Smith, Esq.
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22 _____
23 Vice President, Cindy Spoljaric
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26 _____
27 Secretary, Matthew S. Skelton, Esq., AICP
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